

OFFICES TO LET

Lower Court 5 and 7

Copley Hill Business Park, Babraham Road, Cambridge, CB22 3GN



Approx. 288.8 sq m (3,109 sq ft)

- Ground floor offices with climate control
- Pleasant and well managed business environment
- Flexible lease terms
- Car parking
- Fast fibre optic broadband service available if required

TO LET

LOCATION

Copley Hill Business Park is located 3 miles south of Cambridge on the A1307 (Babraham Road), offering excellent access to the A11/M11 major roads. Frequent trains to London Liverpool Street are serviced by Great Shelford Railway Station (approximately 3 miles) and the park is conveniently located for Stansted Airport, 20 miles further south via the M11. There is a bus service passing the entrance to the Park (no. 13 Haverhill to Cambridge). A cycleway links the Park to the centre of Cambridge.

There are various shops and excellent public houses in the nearby villages of Babraham, Great Shelford and Stapleford.

DESCRIPTION

The business park offers an established and thriving business location. There is ample car parking and common recreational areas available for use by the tenants. An on-site cafe with bookable meeting rooms is also available for use by tenants. There is also a gym operator on site.

The subject accommodation comprises of two ground floor office suites which can be taken together or individually.

The suite provides the following approximate net internal area:

Suite 5 148.8 sq m (1,580 sq ft)
Suite 7 142 sq m (1,529 sq ft)

Total 288.8 sq m (3,109 sq ft)

Fibre broadband is available if required at a cost of £75 plus VAT per calendar month.

LEASE

The accommodation is available as a whole or in individual suites by way of a new lease for a term of 7 years with a rolling mutual break option any time after the first year on providing 8 months' notice.

The rent is inclusive of service charge. The service charge is a contribution towards maintenance of the premises and upkeep of the estate. Provisions include servicing the facilities, waste disposal, security, water/sewerage, and cleaning of the common areas.

Suite 5 - £49,770 per annum.
Suite 7 - £48,163 per annum.
Total £97,933 per annum.

The incoming tenant will be directly responsible for all other outgoings including electricity, telephones/internet services, business rates and general internal repairs.

RATEABLE VALUE

From information taken from the Valuation Office web site, we understand the premises are entered into the Online Rating List with a rateable value with effect from 1st April 2017 of –

Unit 5 – £22,750
Unit 7 –£ 23,000

Interested parties are advised to make their own enquiries with South Cambridgeshire District Council Revenue Services on 01954 713 112.

LEGAL COSTS

There is a standard lease. The incoming tenant will be required to make a reasonable contribution towards the landlord's legal costs, up to £300 plus VAT.

ENERGY PERFORMANCE CERTIFICATE

Suite 5 tbc
Suite 7 C 51

VIEWING

Strictly by appointment only with

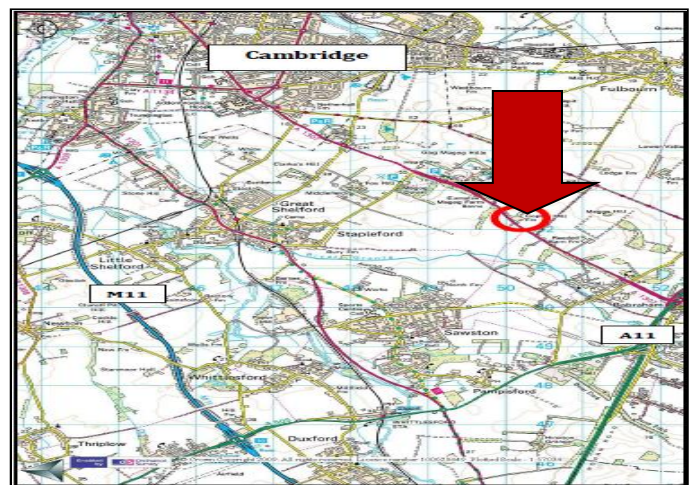
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